

कार्यकारी अभियंता  
इमारत प्रस्ताव 'बी' विभाग  
दिनांक 11 MAY 2002  
कार्यकारी कमिश्नर इमारत,  
प्रस्ताव (प. उपनगर) २,  
बृहन्मुंबई महानगरपालिका

STAMP OF APPROVAL OF PLAN  
CH/829/BP/WS/AR/AR  
APPROVED SUBJECT TO THE CONDITIONS  
MENTIONED IN THE ACCOMPANYING OFFICE  
LETTER/1-C  
EXECUTIVE ENGINEER H.U.G. PROPOSAL  
(W.S.) R/P/R (W)  
MUMBAI MAHANAGARPALIKA

CONTENTS OF SHEET:  
LAY - OUT PLAN  
LOCATION PLAN  
BLOCK PLAN  
B. E. B. P. (P/N) (P/S)

A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT	32873.00
2	DEDUCTION FOR	
	(a) ROAD SET-BACK AREA	
	(b) PROPOSED ROAD	
	(c) ANY RESERVATION	
	TOTAL (a+b+c)	
3	BALANCE AREA OF PLOT (1-2)	32873.00
4	DEDUCTION FOR R.G. 15%, PROVISIONAL R.G. 25%	4930.95
5	NET AREA OF PLOT (3-4)	27942.05
6	ADDITIONS FOR F.S.I. PURPOSE	
	2b) 40% RESERVATION	
	2b) 40% ROAD	
	2c) 20%	
	TOTAL (2b+2b)+2c)	NIL
7	TOTAL AREA (5+6)	27942.05
8	F.S.I. PERMISSIBLE (AS PER DCR. NO. 46 (XII)-115)	0.05 & 0.025
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	NIL
10	PERMISSIBLE FLOOR AREA (7a) = 9 ABOVE (CR: 1145 BR/WS/1.0P)	948.55
11	EXISTING FLOOR AREA	NIL
12	PROPOSED AREA (BUNGLOW NO. 1,2,3,4)	941.96
13	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B(n) BELOW)	NIL
14	TOTAL BUILT-UP AREA PROPOSED (11+12+13)	
15	F.S.I. CONSUMED	
B	BALCONY STATEMENT	
	(i) PERMISSIBLE BALCONY AREA	23.58 Sq.Mts.
	(ii) PROPOSED BALCONY AREA	23.08 Sq.Mts.
	(iii) EXCESS BALCONY AREA PER FLOOR	NIL
	(iv) TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	NIL
C	TENEMENT STATEMENT	
	(i) PROPOSED AREA (ITEM A 12 ABOVE)	
	(ii) LESS DEDUCTION OF NON-RESI. AREA (SHOP, etc.)	
	(iii) AREA AVAILABLE FOR TENEMENTS (11)-(ii)	
	(iv) TENEMENTS PERMISSIBLE (450 / HECTOR)	55.53 SAY
	(v) TENEMENTS PROPOSED	
	(vi) TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
D	PARKING STATEMENT	
	(i) PARKING REQUIRED BY REGULATIONS FOR:	
	CAR	3 Nos.
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	1 Nos.
	(ii) COVERED GARAGES PERMISSIBLE	
	(iii) COVERED GARAGES PROVIDED	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(iv) TOTAL PARKING PROVIDED	4 Nos.
E	TRANSPORT VEHICLES PARKING:	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQ. BY REGULATION	NIL
	(ii) TOTAL No. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

SUMMARY

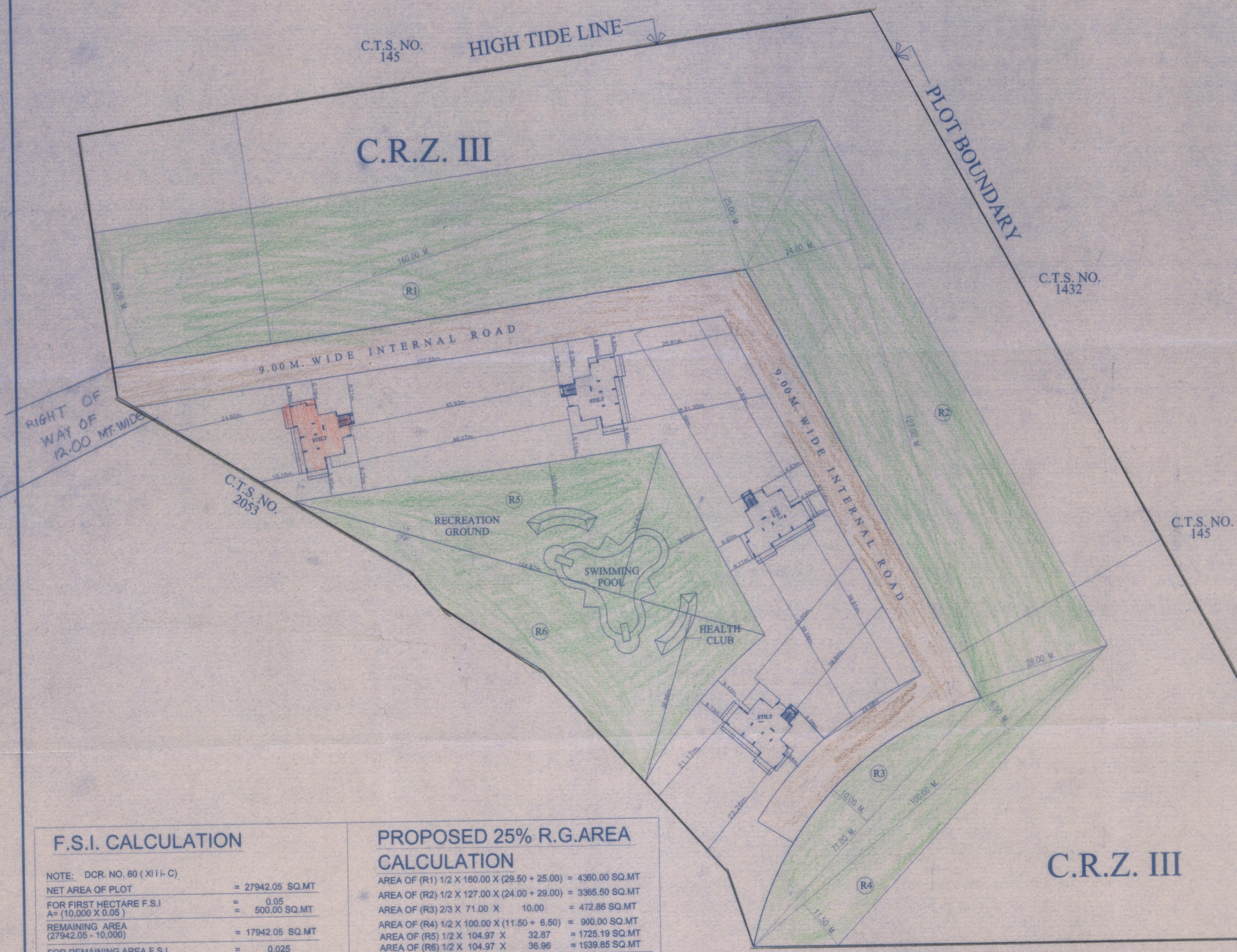
BUILT UP AREA	AREA
BUNGLOW No. 1	235.49 Sq.Mts.
BUNGLOW No.2	235.49 Sq.Mts.
BUNGLOW No.3	235.49 Sq.Mts.
BUNGLOW No.4	235.49 Sq.Mts.
TOTAL PROPOSED	941.96 Sq.Mts.
PERMISSIBLE F.S.I.	948.55 Sq.Mts.
BALANCE F.S.I.	6.59 Sq.Mts.

DESCRIPTION OF PROPOSAL & PROPERTY:  
PROPOSED RESIDENTIAL BUNGLOW NO. 1 ON PROPERTY BEARING C.T.S. No. 2040 OF VILLAGE ERANGAL AT MADH MALAD ( W ) , MUMBAI.

NAME OF OWNER :-  
M/s. GARDEN VIEW PROPERTIES & HOTELS Pvt. Ltd.  
For Gardenview Properties & Hotels Pvt. Ltd.  
Director

CERTIFICATE OF AREA :-  
I CERTIFY THAT THE 1 HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/04/01 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE & AREA SO WORKED OUT @ 1/4" = 1' & TALLIES WITH AREA STATED IN DOCUMENTS OF OWNER SHIP / T. P. SCHE. RECS.  
YOMESH RAO  
B.E. CIVIL (R-151)  
SCALE 1:100  
JOB No. RAJ DESAI  
DATE FILE No. CHECK BY  
07-12-2001 YOMESH

NAME & ADDRESS OF ARCHITECT  
YOMESH RAO  
B.E. CIVIL (R-151)  
CONSTRUCTION HOUSE 'B', 1st FL., LINKING Rd.  
OPP. KHAR TELE EXCHANGE, KHAR (W), MUMBAI - 51. Ph. - 600 5531 / 32



F.S.I. CALCULATION

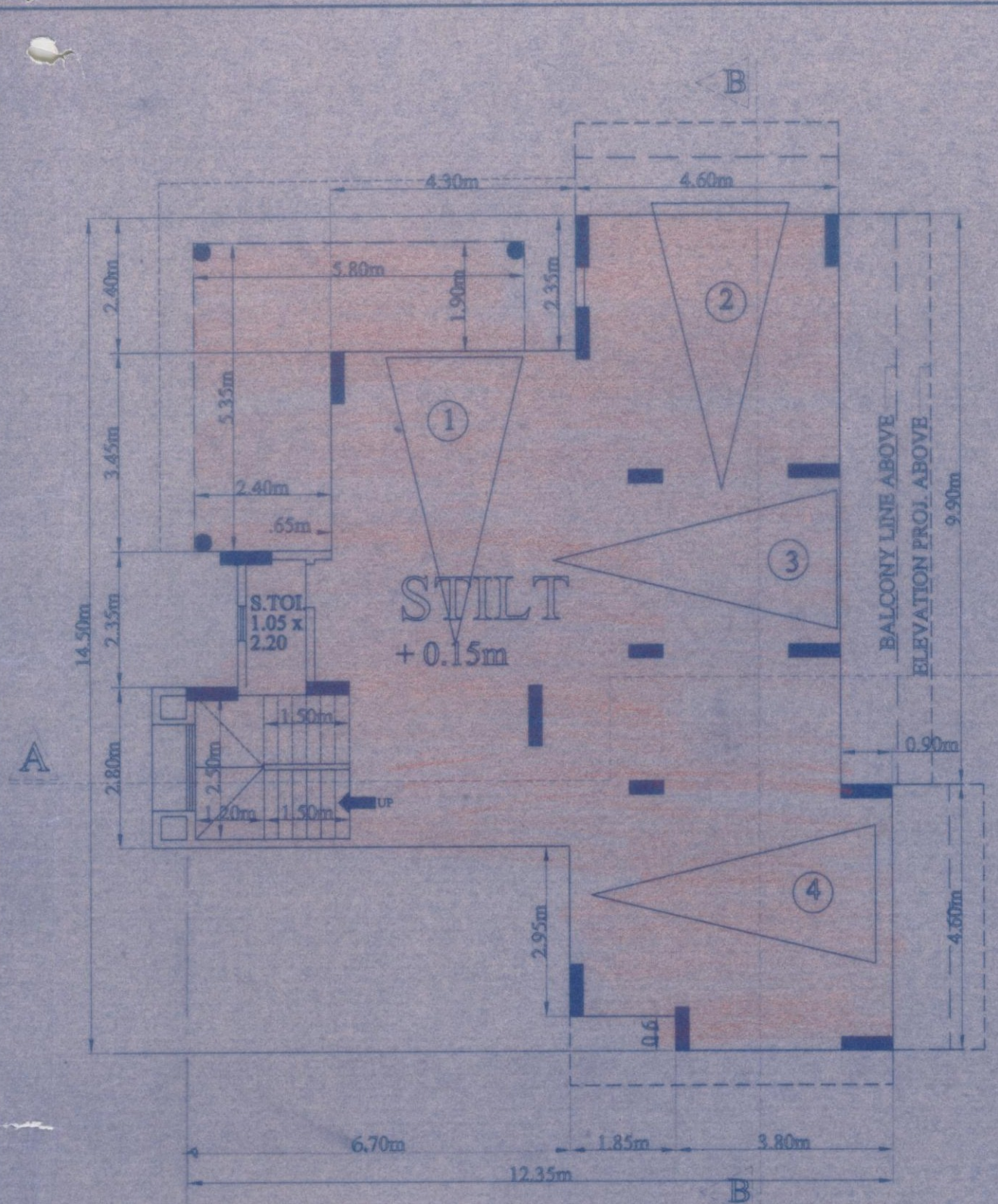
NOTE: DCR. NO. 60 (XII)-C)

NET AREA OF PLOT	= 27942.05 SQ.MT
FOR FIRST HECTARE F.S.I	= 0.05
A= (10,000 X 0.05)	= 500.00 SQ.MT
REMAINING AREA (27942.05 - 10,000)	= 17942.05 SQ.MT
FOR REMAINING AREA F.S.I	= 0.025
B= (17942.05 X 0.025)	= 448.55 SQ.MT
A + B = (500.00 + 448.55)	= 948.55 SQ.MT
PERMISSIBLE FLOOR AREA	= 948.55 SQ.MT

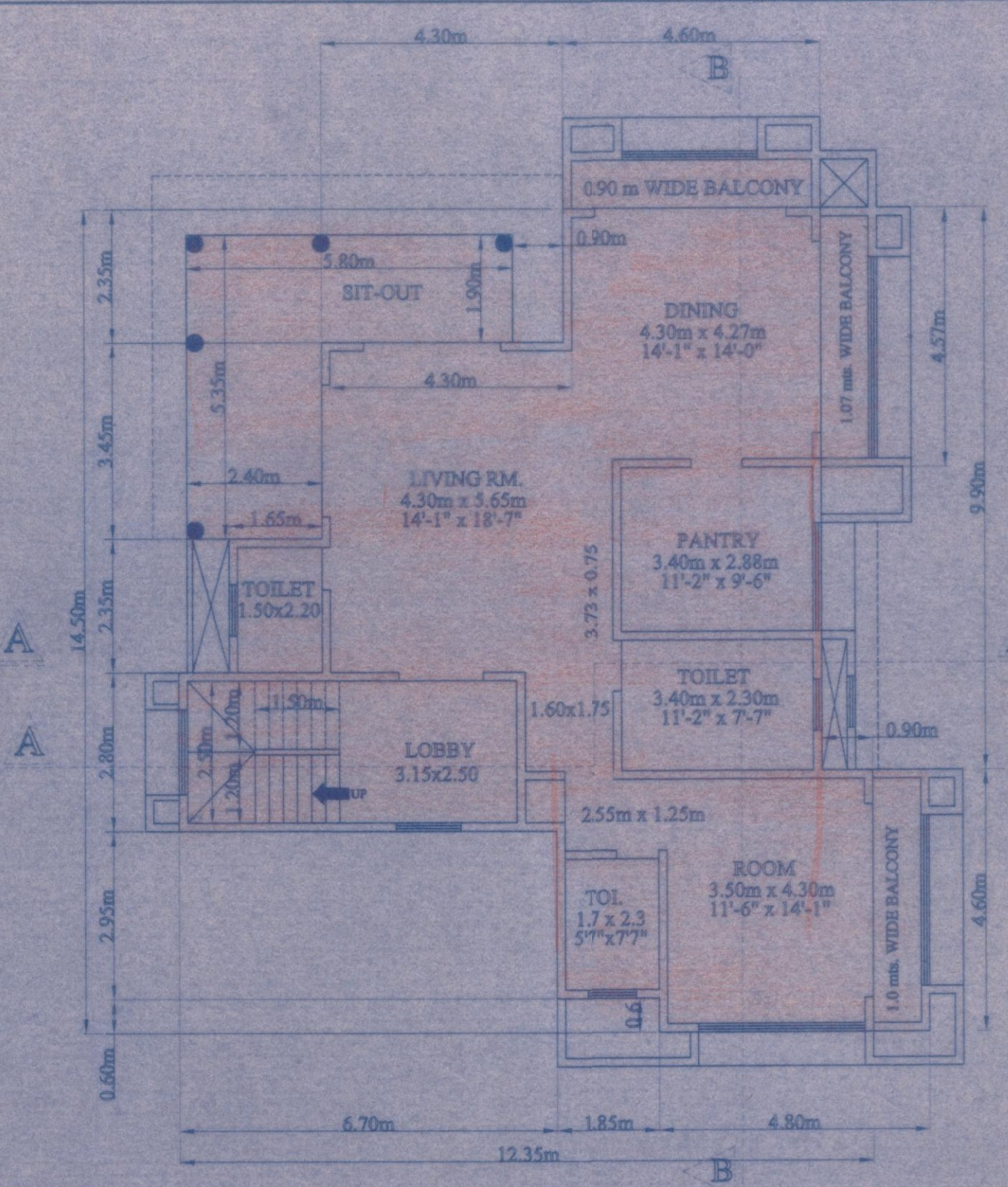
PROPOSED 25% R.G. AREA CALCULATION

AREA OF (R1) 1/2 X 180.00 X (29.50 + 25.00)	= 4380.00 SQ.MT
AREA OF (R2) 1/2 X 127.00 X (24.00 + 29.00)	= 3365.50 SQ.MT
AREA OF (R3) 2/3 X 71.00 X 10.00	= 472.86 SQ.MT
AREA OF (R4) 1/2 X 100.00 X (11.50 + 6.50)	= 900.00 SQ.MT
AREA OF (R5) 1/2 X 104.97 X 32.87	= 1725.19 SQ.MT
AREA OF (R6) 1/2 X 104.97 X 36.96	= 1939.85 SQ.MT
TOTAL PROPOSED AREA OF R.G	= 12763.40 SQ.MT
AREA OF PLOT	= 32873.00 SQ.MT
25% PROVISIONAL R.G	= 8218.25 SQ.MT
TOTAL R.G. PROVIDED	= 12763.40 SQ.MT

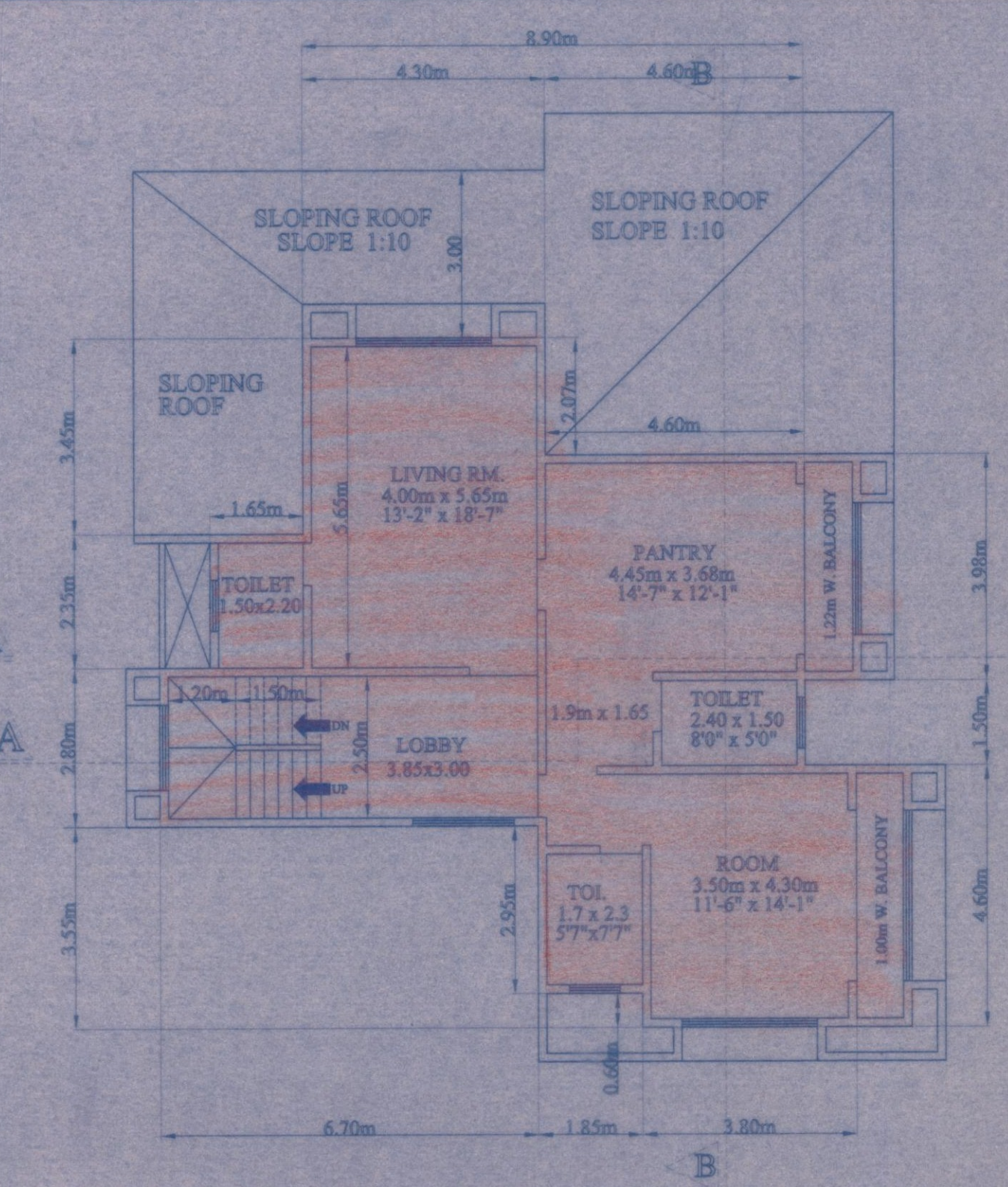
BLOCK PLAN  
SCALE 1:500



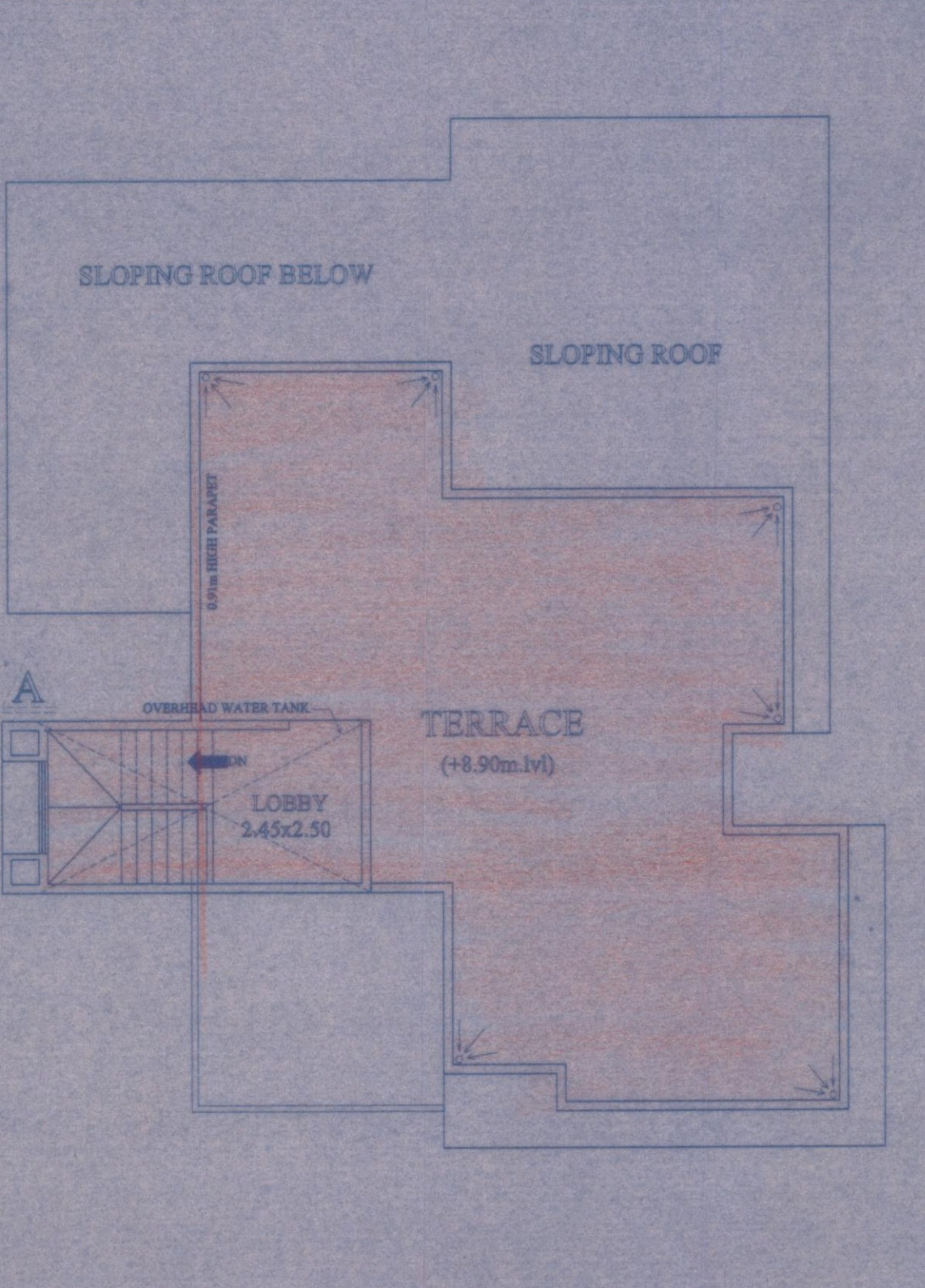
STILT FLOOR PLAN



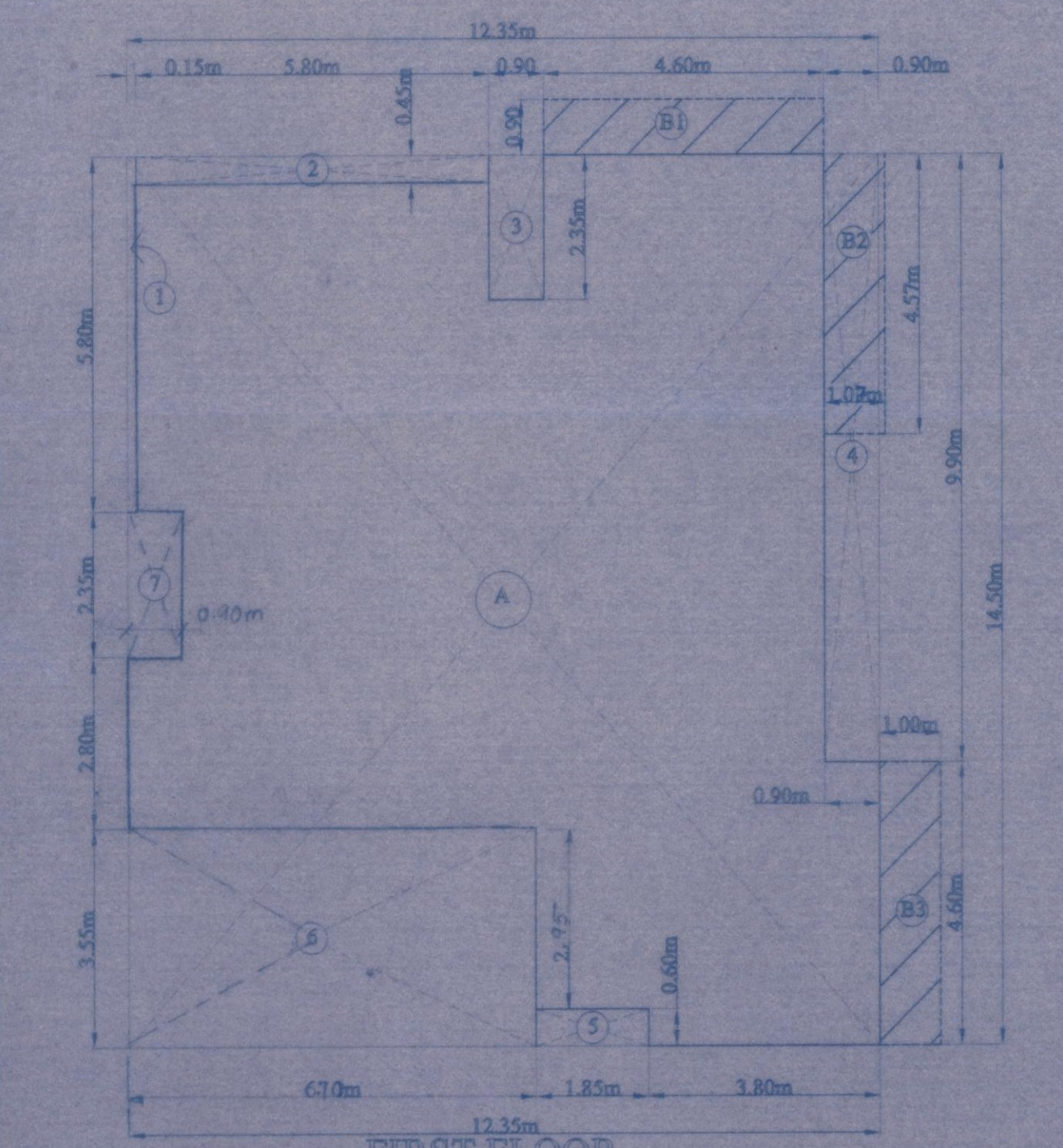
FIRST FLOOR PLAN



SECOND FLOOR PLAN

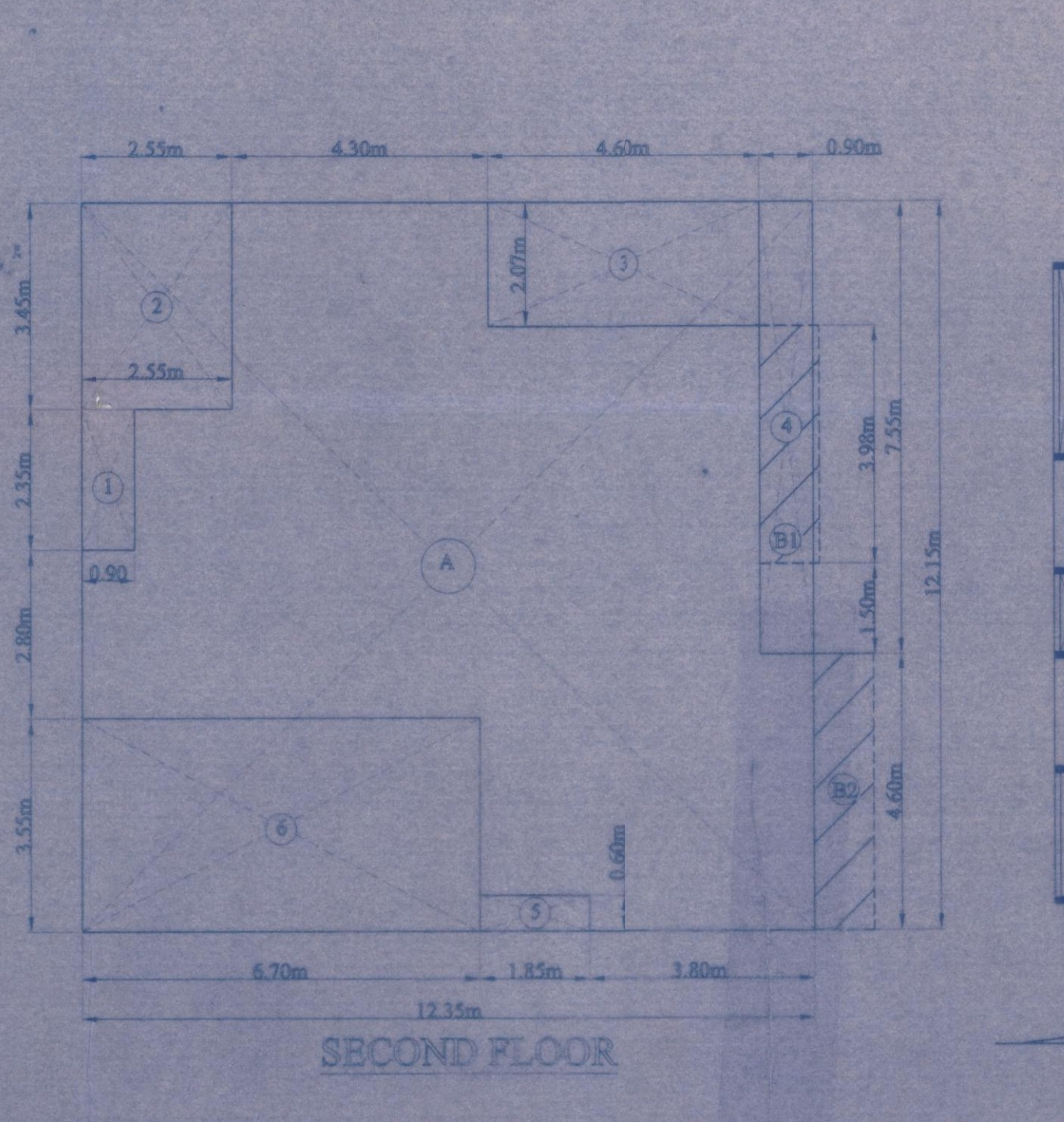


TERRACE FLOOR PLAN

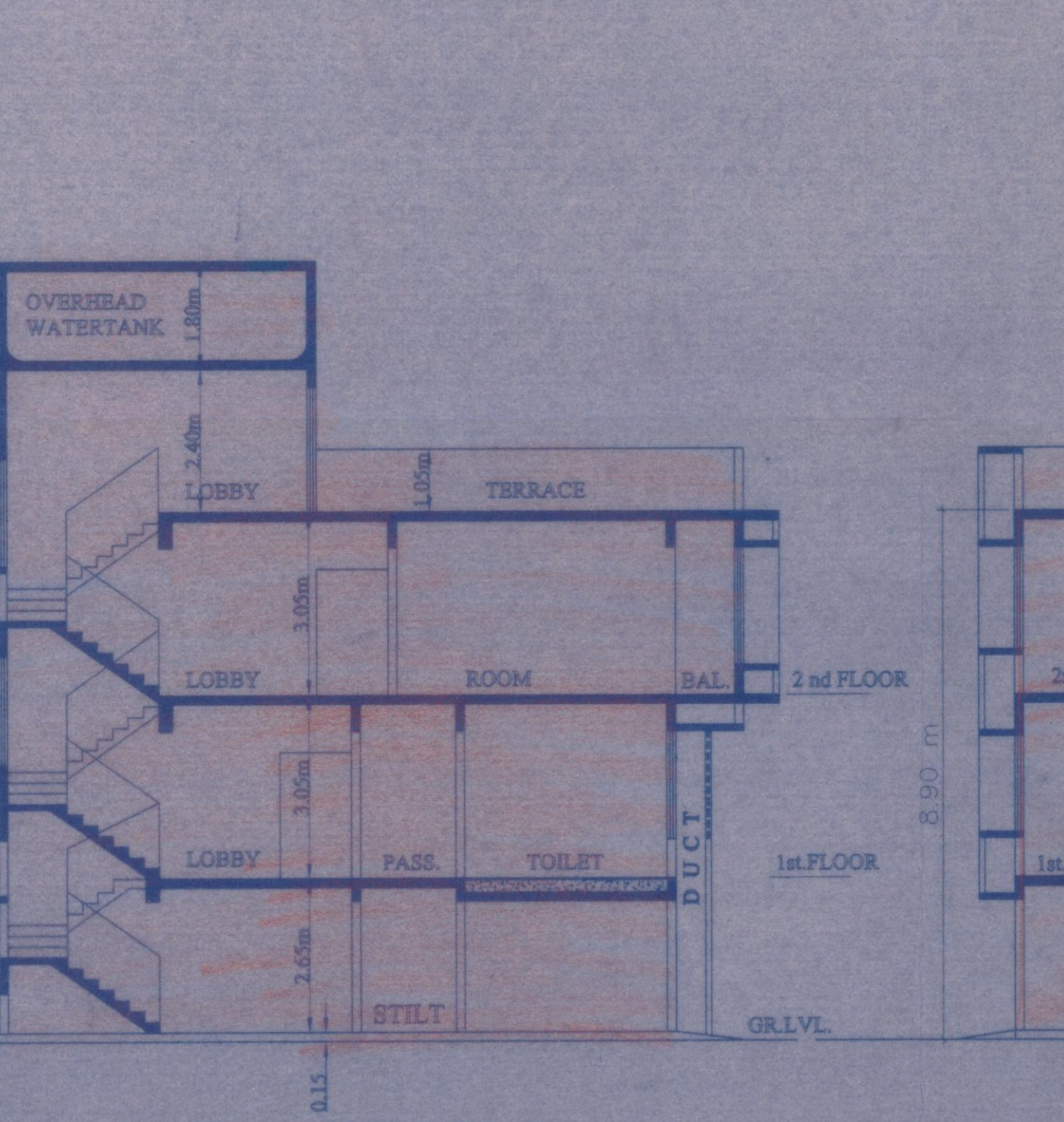


FIRST FLOOR

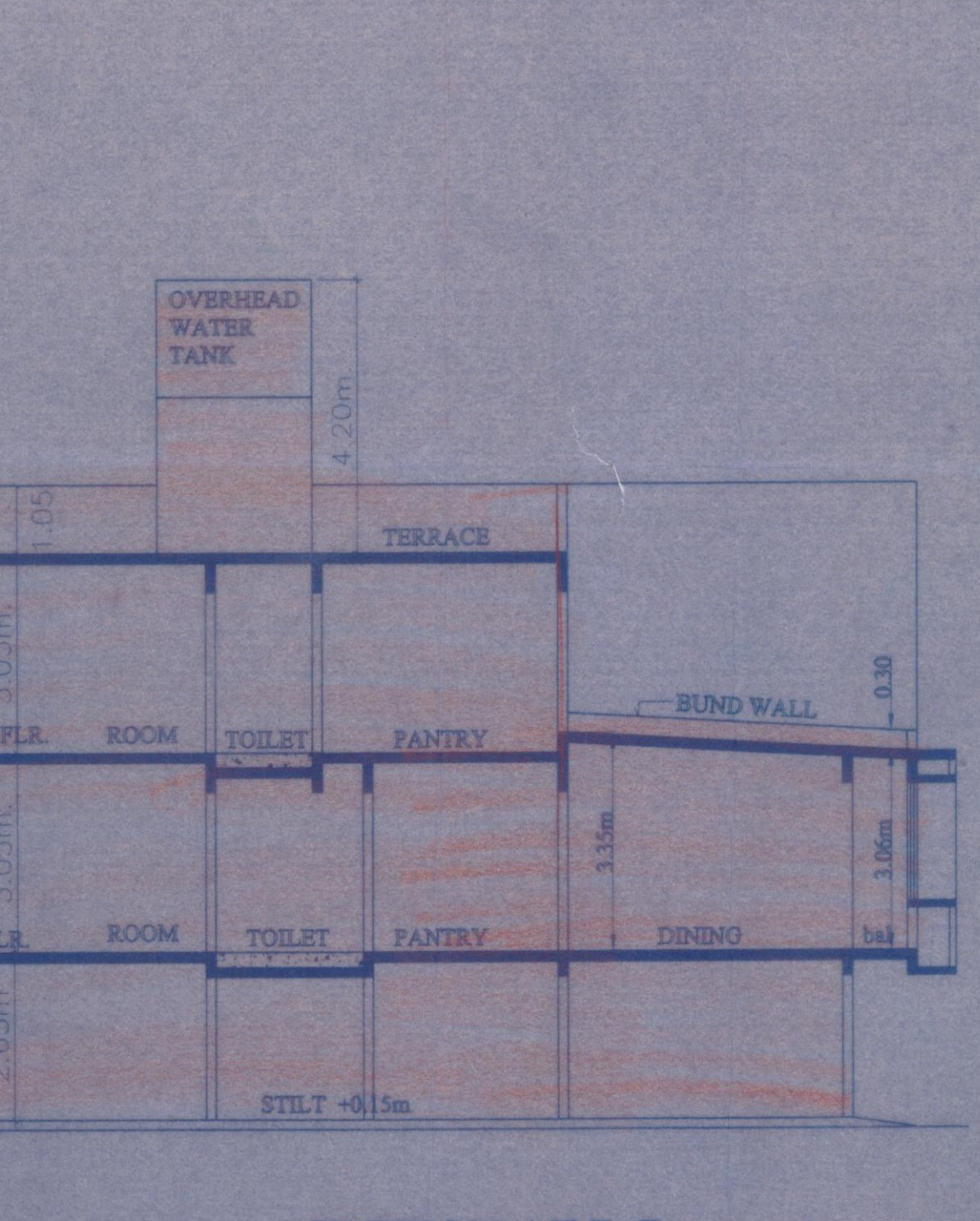
BUILT-UP AREA DIAGRAM



SECOND FLOOR



SECTION AT A-A



SECTION AT B-B

**BUILT-UP AREA CALCULATION**

A. 12.35m x 14.50m	= 179.07 sq.mts.	(i)
<b>LESS :-</b>		
1. 0.15m x 5.80m	= 0.87 sq.mts.	
2. 5.80m x 0.45m	= 2.61 sq.mts.	
3. 0.90m x 2.45m	= 2.21 sq.mts.	
4. 9.90m x 0.90m	= 8.91 sq.mts.	
5. 1.85m x 0.60m	= 1.11 sq.mts.	
6. 6.70m x 3.55m	= 23.78 sq.mts.	
7. 0.90m x 2.35m	= 2.115 sq.mts.	
<b>TOTAL</b>	<b>= 41.51 sq.mts.</b>	(ii)
<b>TOTAL BUILT UP AREA OF FIRST FLOOR (I-II)</b>	<b>= 137.56 Sq.Mts.</b>	

**BUILT-UP AREA CALCULATION**

A. 12.35m x 12.15m	= 150.05 sq.mts.	(i)
<b>LESS :-</b>		
1. 0.90m x 2.35m	= 2.12 sq.mts.	
2. 2.55m x 3.45m	= 8.80 sq.mts.	
3. 4.60m x 2.07m	= 9.52 sq.mts.	
4. 0.90m x 7.55m	= 6.79 sq.mts.	
5. 1.85m x 0.60m	= 1.11 sq.mts.	
6. 6.70m x 3.55m	= 23.78 sq.mts.	
<b>TOTAL</b>	<b>= 52.12 sq.mts.</b>	(ii)
<b>TOTAL BUILT UP AREA OF SECOND FLOOR (I-II)</b>	<b>= 97.93 Sq.Mts.</b>	

**CARPET AREA STATEMENT**

FIRST FLOOR (FLAT NO. 1)	SECOND FLOOR (FLAT NO. 2)
LIVING 4.30 x 3.65 = 24.29 SMTS	LIVING 4.00 x 5.65 = 22.60 SMTS
3.75 x 0.75 = 2.80	PANTRY 4.45 x 3.68 = 20.86
DINING 4.30 x 5.17 = 22.16	ROOM 4.50 x 4.30 = 19.35
PANTRY 3.40 x 2.88 = 9.79	TOILET 1 2.40 x 1.50 = 3.60
ROOM 4.30 x 4.30 = 18.49	2 1.70 x 2.30 = 3.91
TOILET 1 3.40 x 2.90 = 9.84	3 1.50 x 2.20 = 3.30
2 1.70 x 2.30 = 3.91	PASSAGE 1.90 x 1.65 = 3.13
3 1.80 x 2.40 = 4.32	1.85 x 1.25 = 2.34
BALCONY 1 4.0 x 5.35 = 21.40	<b>TOTAL = 79.06 SMTS</b>
2 3.95 x 1.90 = 7.50	
PASSAGE 1.60 x 1.75 = 2.80	
1.85 x 1.25 = 2.31	
0.90 x 0.10 = 0.09	
<b>TOTAL = 124.61 SMTS</b>	

**BALCONY AREA STATEMENT**

B1. 4.60m x 0.90m	= 4.14 sq.mts.
B2. 4.57m x 1.07m	= 4.89 sq.mts.
<b>TOTAL</b>	<b>= 13.63 sq.mts.</b>
PERMISSIBLE BALCONY AREA	= 13.75 sq.mts.
PROPOSED BALCONY AREA	= 13.63 sq.mts.
EXCESS BALCONY AREA	= NIL

**BALCONY AREA STATEMENT**

B1. 3.98m x 1.22m	= 4.85 sq.mts.
B2. 4.60m x 1.00m	= 4.60 sq.mts.
<b>TOTAL</b>	<b>= 9.45 sq.mts.</b>
PERMISSIBLE BALCONY AREA	= 9.75 sq.mts.
PROPOSED BALCONY AREA	= 9.45 sq.mts.
EXCESS BALCONY AREA	= NIL

**PARKING STATEMENT**

NO. OF FLAT PROPOSED = 2 Nos.  
 FLAT HAVING CARPET AREA MORE THAN 70.00 Sq.Mts. = 2 Nos.

TOTAL NO. PARKING REQUIRED	= 2 Nos.
VISITORS PARKING	= 0.2 Say 1 Nos.
TOTAL PARKING REQUIRED	= 3 Nos.
TOTAL PARKING PROPOSED	= 4 Nos.

**SUMMARY**

BUILT UP AREA OF FIRST FLOOR	= 137.56 Sq.Mts.
BUILT UP AREA OF SECOND FLOOR	= 97.93 Sq.Mts.
<b>TOTAL</b>	<b>= 235.49 sq.mts.</b>

STAMP OF APPROVAL OF PLAN  
 STAMP OF RECORD OF PLAN  
 - 1 JUN 2002  
 EXECUTIVE ENGINEER BLDG. PROPOSAL (W.S.) R/P/K (W)  
 BREHAN MUMBAI MAHANAGARPALIKA

**CONTENTS OF SHEET:**

GROUND FLOOR PLAN & SECTION AT A-A  
 BUILT UP AREA DIAGRAM & CALCULATION  
 PARKING STATEMENT, CARPET AREA STATEMENT

NO.	DESCRIPTION	SQ. MTS.
1	AREA OF PLOT	32873.00
2	DEDUCTION FOR :-	
(a)	ROAD SET-BACK AREA	
(b)	PROPOSED ROAD	
(c)	ANY RESERVATION	
	<b>TOTAL (a+b+c)</b>	
3	BALANCE AREA OF PLOT (1-2)	32873.00
4	DEDUCTION FOR R.O.15%, PROVISIONAL R.O.25%	4930.95
5	NET AREA OF PLOT (3-4)	27942.05
6	ADDITIONS FOR F.S.I. PURPOSE	
2(a)	40% RESERVATION	
2(b)	40% ROAD	
2(c)	30%	
	<b>TOTAL (2(a)+2(b)+2(c))</b>	NIL
7	TOTAL AREA (5+6)	27942.05
8	F.S.I. PERMISSIBLE (AS PER DCL. NO. 60 (XII)-1) IS	0.05 & 0.025
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	NIL
10	PERMISSIBLE FLOOR AREA (7x8)+9 ABOVE (CB-1145/RWS/SLOP)	948.55
11	EXISTING FLOOR AREA	NIL
12	PROPOSED AREA (BUNGLOW NO. )	235.49
13	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B.O.) BELOW	NIL
14	TOTAL BUILT-UP AREA PROPOSED (11+12+13)	NIL
15	F.S.I. CONSUMED	
<b>B BALCONY STATEMENT</b>		
(i)	PERMISSIBLE BALCONY AREA PER FLOOR	23.54
(ii)	PROPOSED BALCONY AREA PER FLOOR	23.08
(iii)	EXCESS BALCONY AREA PER FLOOR	NIL
(iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
<b>C TENEMENT STATEMENT</b>		
(i)	PROPOSED AREA (ITEM A 12 ABOVE)	
(ii)	LESS DEDUCTION OF NON-RESI. AREA (SHOP, etc.)	
(iii)	AREA AVAILABLE FOR TENEMENTS (11-14)	
(iv)	TENEMENTS PERMISSIBLE (450 / HECTOR)	55.53 SAY
(v)	TENEMENTS PROPOSED	
(vi)	TENEMENTS EXISTING	
	<b>TOTAL TENEMENTS ON THE PLOT</b>	
<b>D PARKING STATEMENT:</b>		
(i)	PARKING REQUIRED BY REGULATIONS FOR :-	AS PER STATEMENT
CAR		
SCOOTER / MOTOR CYCLE		
OUTSIDERS (VISITORS)		
(ii)	COVERED GARAGES PERMISSIBLE	
(iii)	COVERED GARAGES PROVIDED	
CAR		
SCOOTER / MOTOR CYCLE		
OUTSIDERS (VISITORS)		
(iv)	TOTAL PARKING PROVIDED	
<b>E TRANSPORT VEHICLES PARKING:</b>		
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQ. BY REGULATION	NIL
(ii)	TOTAL No. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

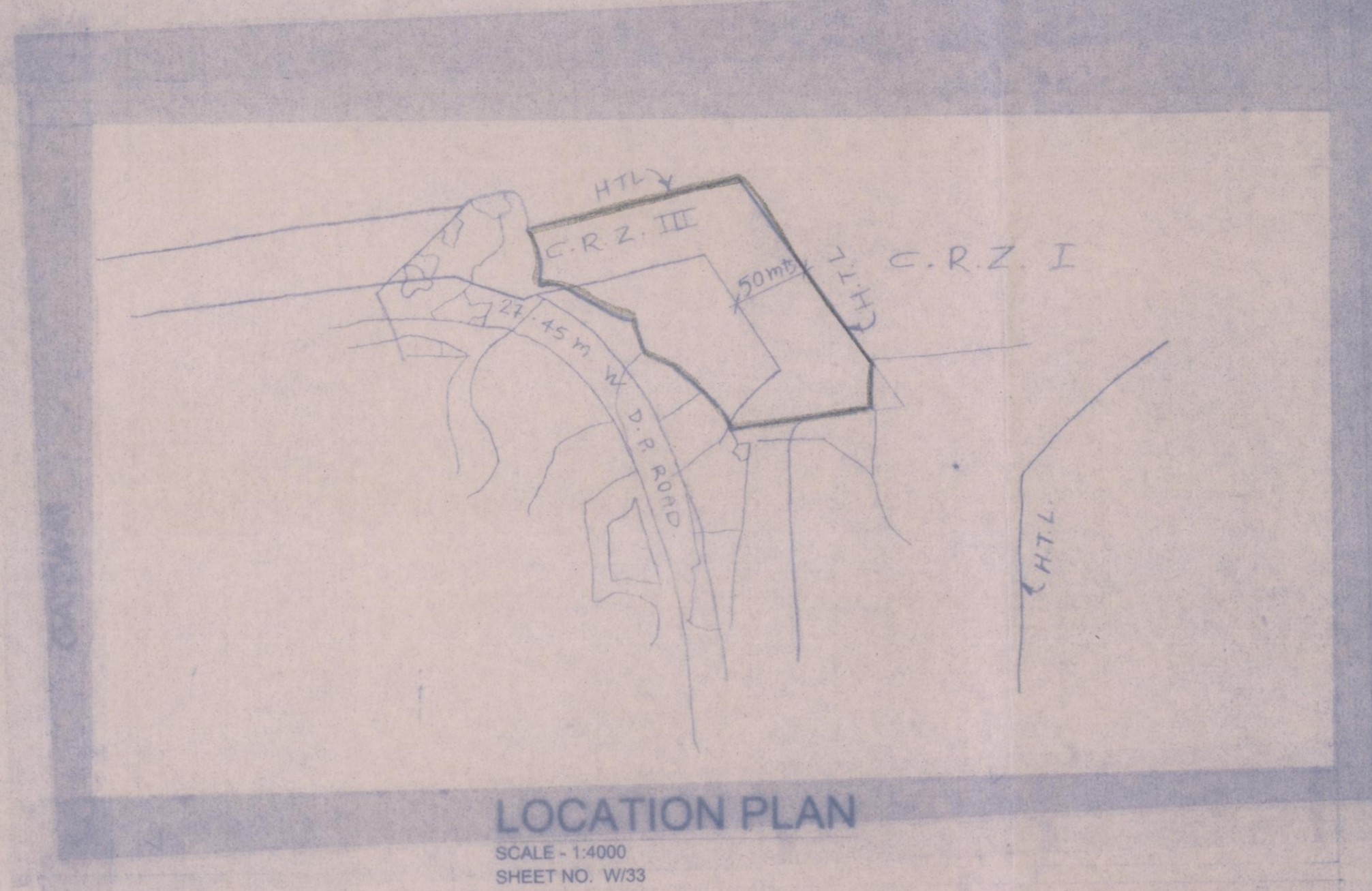
DESCRIPTION OF PROPOSAL & PROPERTY:  
 PROPOSED RESIDENTIAL BUNGLOW NO. 1 ON PROPERTY BEARING C.T.S. No. 2040 OF VILLAGE ERANGAL AT MADH MALAD (W), MUMBAI.

NAME OF OWNER :-  
 M/s. GARDEN VIEW PROPERTIES & HOTELS PVT. LTD.  
 For Gardenview Properties & Hotels Pvt. Ltd.  
 Director.

DRAWING No. :- 2  
 1 2  
 NORTH  
 CERTIFICATE OF AREA  
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/06/01 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE & AREA SO WORKED OUT IS SQ. MTS. & FALLS WITH AREA STATED IN DOCUMENTS OF OWNER SHIP / T. PL. 90th REC.  
 YOMESH RAO  
 B.E. CIVIL (R-151)  
 SCALE 1:100  
 JOB No. RAJ DESAI  
 DATE FILE No. CHECK BY  
 07-12-2001 YOMESH

NAME & ADDRESS OF ARCHITECT  
 YOMESH RAO  
 B.E. CIVIL (R-151)  
 CONSTRUCTION HOUSE 'B', 1st FL., LINKING RD.  
 OPP. KHAR TELE. EXCHANGE, KHAR (W), MUMBAI-51. Ph. - 600 5531 / 32

कार्यकारी अभियंता  
 इमारत विभागाचा वी. विभाग  
 दिनांक 31 MAY 2002  
 कार्यकारी अभियंता इमारत, मसलाप (ए. उ. प्लान) रु. एरंगल येथे महापालिका



**PLOT AREA DIAGRAM**  
SCALE - 1:500

**AREA CALCULATIONS**

**AREA OF (A) (DEVELOPABLE PLOT)**

A1	1/2 X 128.00 X 44.50	= 2848.00 SQ.MT
A2	1/2 X 86.00 X 12.00	= 516.00 SQ.MT
A3	1/2 X 103.00 X (10.25 + 69.25)	= 4094.25 SQ.MT
A4	= (A4a - B6)	
	= (1/2 X 80.00 X 32.00) - (2/3 X 46.00 X 3.50)	= 1172.77 SQ.MT
A5	1/2 X 59.75 X 13.75	= 410.78 SQ.MT
A6	= (A6a - A6b)	
	= (1/2 X 28.50 X (7.0 + 9.0)) - (2/3 X 23.50 X 0.75)	= 216.26 SQ.MT
<b>TOTAL AREA OF (A)</b>		<b>= 9258.06 SQ.MT</b>

**AREA OF (B) (INTERNAL ROAD)**

B1	1/2 X 11.00 X 3.00	= 16.50 SQ.MT
B2	1/2 X 132.00 X 8.50	= 562.06 SQ.MT
B3	1/2 X 138.00 X 9.00	= 621.00 SQ.MT
B4	1/2 X 105.00 X 9.00	= 472.50 SQ.MT
B5	1/2 X 98.00 X 8.25	= 404.25 SQ.MT
B6	2/3 X 46.00 X 3.50	= 107.23 SQ.MT
B7	= (B7a - B7b)	
	= (1/2 X 54.00 X (8.5 + 10.50)) - (2/3 X 50.00 X 4.50)	= 363.15 SQ.MT
<b>TOTAL AREA OF (B)</b>		<b>= 2546.69 SQ.MT</b>

**AREA OF (C) (C.R.Z. III)**

C1	1/2 X 181.00 X (49.00 + 40.00)	= 8054.50 SQ.MT
C2	1/2 X 150.00 X 37.50	= 2821.88 SQ.MT
C3	1/2 X 231.00 X 52.25	= 6034.88 SQ.MT
C4	1/2 X 136.00 X 54.00	= 3672.00 SQ.MT
C5	2/3 X 73.00 X 10.00	= 486.18 SQ.MT
<b>TOTAL AREA OF (C)</b>		<b>= 21,069.44 SQ.MT</b>

**TOTAL AREA OF PLOT**

<b>= (A) + (B) + (C)</b>		<b>= 32,874.19 SQ.MT</b>
<b>SAY</b>		<b>= 32,873.00 SQ.MT</b>

PROFORMA - 'B'  
CONTENTS OF SHEET

LOCATION PLAN  
PLOT AREA DIAGRAM  
AREA CALCULATIONS

**1 JUN 2002**  
S. E. B. (P/N) (B#5)

EXECUTIVE ENGINEER BLDG. PROPOSAL  
(W.S.) R/P/K (W)  
BRIHAN MUMBAI MAHANAGARPALIKA

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED LAYOUT OF BUNGLOWS ON PLOT BEARING C.T.S. NO. 2040 OF VILLAGE- ERANGAL AT MALAD (WEST), TAL- BORIVALI, MUMBAI.

NAME OF OWNER  
M/S Garden View Properties & Hotel. Pvt. Ltd.  
For Gardenview Properties & Hotels Pvt. Ltd.

JOB NO. DATE DRAWING NO. SCALE DRAWN BY CHECKED BY

AS SHOWN

YOMESH RAO  
(B.E. CIVIL)  
Architect LIC. No. R-151-LS  
623, 1st Floor, Linking Road, Khar, Mumbai - 400 952